

**MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM**

PROPERTY NAME: Partnership
ADDRESS: 110 Partnership Lane, Queen Anne, MD 21657
OWNER: Sylvester Farms, Inc.
TAX PARCEL NUMBER: 14
PROJECT: MD 404 from US 50 to Denton Bypass
SITE VISIT BY: Archaeological and Historical Consultants, Inc.
NAME: Wendy Zug-Gilbert

INVENTORY No. QA-170

TAX MAP NUMBER: 69

AGENCY: MD SHA

DATE: July 2001

ELIGIBILITY RECOMMENDED X

ELIGIBILITY NOT RECOMMENDED

CRITERIA: A; B; X C; D

CONSIDERATIONS: A; B; C; D; E; F; G; NONE

IS PROPERTY LOCATED WITHIN AN HISTORIC DISTRICT?

YES; X **NO**

IS DISTRICT LISTED? YES; NO

NAME OF DISTRICT:

DOCUMENTATION ON THE PROPERTY/DISTRICT IS PRESENTED IN:

DESCRIPTION OF PROPERTY AND ELIGIBILITY DETERMINATION:

Summary Description:

Partnership is located on the north side of Queen Anne Highway (MD 404), just west of Queen Anne, in Queen Annes County on Maryland's Eastern Shore. The 160-acre farm consists of an early nineteenth-century farmhouse, twentieth-century dairy barn, and two modern machinery sheds. The brick farmhouse is one-and-a-half stories in height with original twelve-over-eight sash windows and paneled shutters. Smaller one-story wings have been added to either gable end of the dwelling. These as well as later additions have been made in keeping with the historic appearance and scale of the original structure. No original domestic or agricultural outbuildings remain. The only historic outbuilding is a frame dairy barn with rusticated block foundation and gambrel roof that dates to the first half of the twentieth century.

Significance:

Partnership is eligible for listing in the National Register of Historic Places under Criterion C for its significant residential architecture. It is an architecturally interesting dwelling with a form, plan, and details that resemble the one-and-a-half-story brick residences so favored in the eighteenth century. This early nineteenth-century dwelling draws heavily on those traditional methods and ideas in design and detail. The interior woodwork is a significant feature of this resource. High-style design in the fireplace mantels has been preserved. The paneled stairs, trim, exterior doors, and paneled shutters are also notable.

PREPARED BY: Wendy Zug-Gilbert, Principal Investigator, Archaeological and Historical Consultants, Inc.

Maryland Historical Trust Review

Eligibility recommended X

Eligibility not recommended:

Criteria: A; B; (C) D **Considerations:** A; B; C; D; E; F; G; None

Comments:

Reviewer, Office of Preservation Services

Andrew Lewis

Date

09/25/01

Reviewer, NR program

B. Kuntz

Date

9/27/01

WZG

**QUEEN ANNES COUNTY
HISTORIC SITE SUMMARY SHEET**

SURVEY NO.: QA-170

NAME: Partnership

LOCATION: 110 Partnership Lane, off north side of MD 404 just west of Queen Anne

DATE: early nineteenth century

ACCESS: Private

DESCRIPTION:

Partnership is located on the north side of Queen Anne Highway (MD 404), just west of Queen Anne, in Queen Annes County on Maryland's Eastern Shore. The 160-acre farm consists of an early nineteenth-century farmhouse, twentieth-century dairy barn, and two modern machinery sheds. The brick farmhouse is one-and-a-half stories in height with original twelve-over-eight sash windows and paneled shutters. Smaller one-story wings have been added to either gable end of the dwelling. These as well as later additions have been made in keeping with the historic appearance and scale of the original structure. No original domestic or agricultural outbuildings remain. The only historic outbuilding is a frame dairy barn with rusticated block foundation and gambrel roof that dates to the first half of the twentieth century.

SIGNIFICANCE:

Partnership is eligible for listing in the National Register of Historic Places under Criterion C for its significant residential architecture. It is an architecturally interesting dwelling with a form, plan, and detailing that resemble the one-and-a-half-story brick residences so favored in the eighteenth century. This early nineteenth-century dwelling draws heavily on those traditional methods and ideas in design and detail. The interior woodwork is a significant feature of this resource. High-style design in the fireplace mantels has been preserved. The paneled stairs, trim, exterior doors, and paneled shutters are also notable.

Maryland Historical Trust

Addendum to

Maryland Inventory of

Historic Properties Form

Inventory No. QA-170

Partnership

110 Partnership Lane
Queen Anne, MD 21657
Queen Annes County
Private

Owner:
Sylvester Farms, Inc.
PO Box 260
Queen Anne, MD 21657

7. Description

Partnership is an early nineteenth-century dwelling located on the north side of Queen Annes Highway (MD 404), approximately half a mile west of its intersection with Starr Road (MD 309), near Queen Anne. The dwelling is sited on a low knoll surrounded by open agricultural land along the east bank of Norwich Creek. The house appears to date to the early part of the nineteenth century. It does not appear on the 1798 Federal Direct Tax, but its form and appearance resembles many one-and-a-half-story, brick residences that were highly favored in the late eighteenth century. The property is currently tenant farmed with no remaining original agricultural outbuildings. It is beautifully landscaped with a semi-formal approach.

This property was documented in 1978 and since that time several modifications have been made to the resource. This addendum to the original MHT form was completed to document these modifications. In addition, this addendum documents several historic outbuildings that were overlooked on that initial form. See the original form for a more detailed description of this property.

House: The basic form and appearance of the façade has remained the same since 1978. However, the façade porch, which was screened at the time of its initial documentation, has since been opened. An intricate balustrade of diagonal latticework accents the entry. A small one-story addition has been built onto the gable end of the dwelling's eastern wing. The addition is in keeping with the appearance of the rest of the structure, being constructed of brick with twelve-over-eight sash windows and paneled shutters. The most dramatic modification is the one-and-a-half-story addition that has been constructed off the rear of the dwelling's western wing. The addition sits at a 90-degree angle to the wing and, like the former addition, was designed with the structure's overall appearance in mind. It is brick with twelve-over-eight sash windows, panel shutters, gabled dormers, and six-over-six sash windows in the dormers and gable end. A shed-roof addition is located in the ell created by the addition and the wing. This addition is partially enclosed with a set of concrete and brick stairs leading to the small open entry porch.

The landscaping of Partnership's approach has been modified also. The dwelling has been given a more formal appearance with the addition of crushed stone to the drive and a low wooden fence setting off the front yard.

Outbuildings: Although none of the property's original outbuildings have survived, there are outbuildings on the property. These include an early twentieth-century dairy barn and two modern machinery sheds. The barn is a frame gambrel-roof structure on a rusticated concrete block foundation. The vacant building is clad in vertical planks and has a metal roof. The open-front machinery sheds both have concrete block foundations, metal roofs, and vinyl siding.

8. Significance

See original MHT form for statement of significance for Partnership.

Two associated tenant houses that were located on the Partnership farm are no longer extant. These include the early nineteenth-century Partnership Wing (QA-368) and the late nineteenth-century Sylvester Farm Tenant House (QA-369).

10. Geographical Data

Acreage of surveyed property approximately 160 acres

Acreage of historical setting approximately 160 acres

Quadrangle name Ridgely, MD (1973)

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The recommended National Register boundary for Partnership consists of a 20-acre area (roughly 1550' x 550') that is described as follows: Beginning at a point on the SHA right-of-way line on the north side of Queen Anne Highway (MD 404) at the place where it crosses Norwich Creek; then north approximately 1580 feet to a point; then east-northeast approximately 550 feet to a point; then south approximately 1550 feet to a point on the SHA right-of-way line on the north side of Queen Anne Highway; then west-southwest, along the right-of-way line on the north side of said road, approximately 550 feet to the point of beginning. Containing approximately 20 acres. See attached site plan for a representation of this boundary.

Since Partnership is noteworthy primarily for its architecture and not its agricultural history, its boundary was drawn to include the early nineteenth-century residence, its associated outbuildings, the drive up to the residence, and enough acreage to introduce the property and its location on the landscape. Additional farmland was purposely excluded from the boundary since this property is not the agricultural hub of the larger acreage owned and leased out by Sylvester Farms, Inc. Adjacent tenant properties that were once associated with Partnership, including Partnership Wing (QA-368) and Sylvester Farm Tenant House (QA-369), are no longer extant and were also purposely excluded from the boundary.

11. Form Prepared By

Wendy Zug-Gilbert, Principal Investigator
Archaeological and Historical Consultants, Inc.
101 North Pennsylvania Avenue, PO Box 482
Centre Hall, PA 16828 (814) 364-2135
July 2001

**PRESERVATION VISION 2000: THE MARYLAND PLAN
STATEWIDE HISTORIC CONTEXTS**

I. GEOGRAPHIC REGION:

- X EASTERN SHORE (ALL EASTERN SHORE COUNTIES AND CECIL)
WESTERN SHORE (ANNE ARUNDEL, CALVERT, CHARLES, PRINCE GEORGE'S, ST. MARY'S)
PIEDMONT (BALTIMORE CITY, BALTIMORE, CARROLL, FREDERICK, HARFORD,, HOWARD,
MONTGOMERY)
WESTERN MARYLAND (ALLEGANY, GARRETT, WASHINGTON)

II. CHRONOLOGICAL/DEVELOPMENTAL PERIODS:

- X RURAL AGRARIAN INTENSIFICATION (A.D. 1680-1815)
- X AGRICULTURAL-INDUSTRIAL TRANSITION (A.D. 1815-1870)
- X INDUSTRIAL/URBAN DOMINANCE (A.D. 1870-1930)
- MODERN PERIOD (A.D. 1930-PRESENT)
- UNKNOWN PERIOD (PREHISTORIC; HISTORIC)

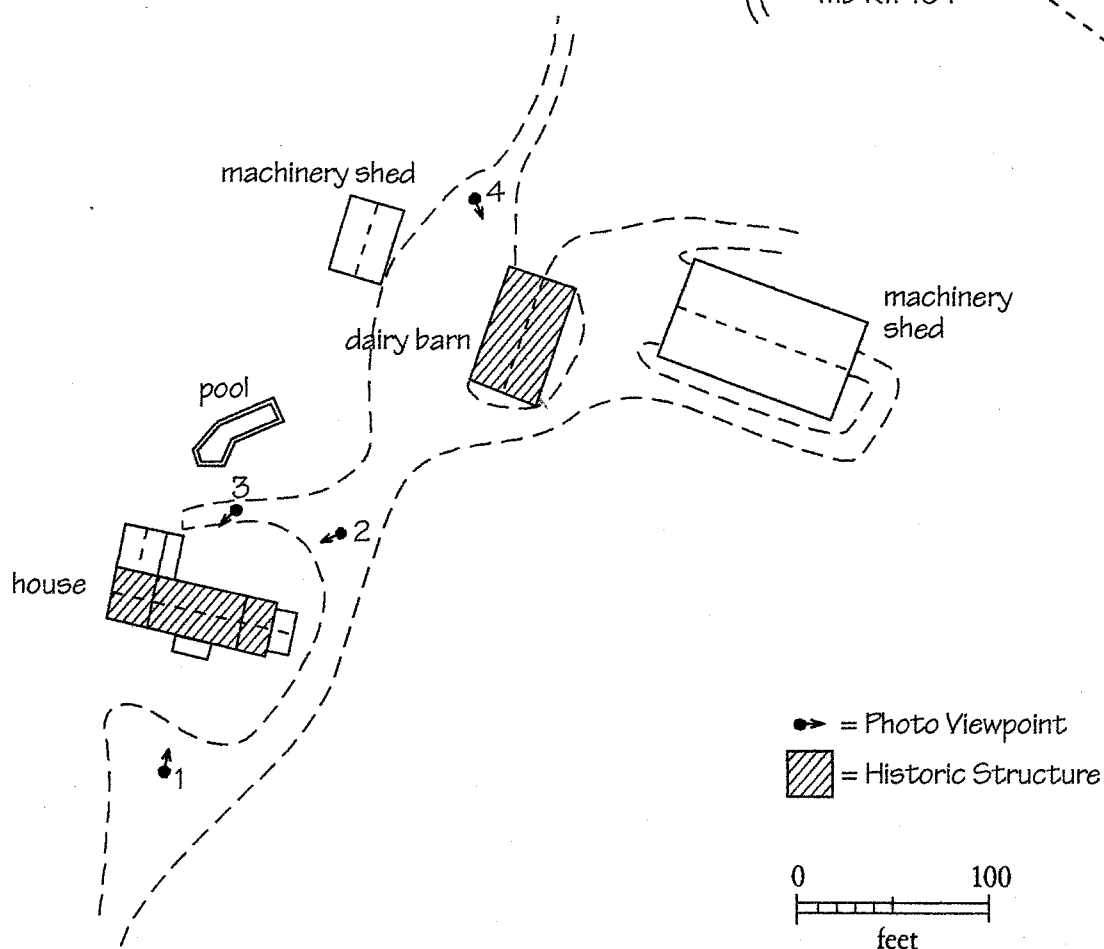
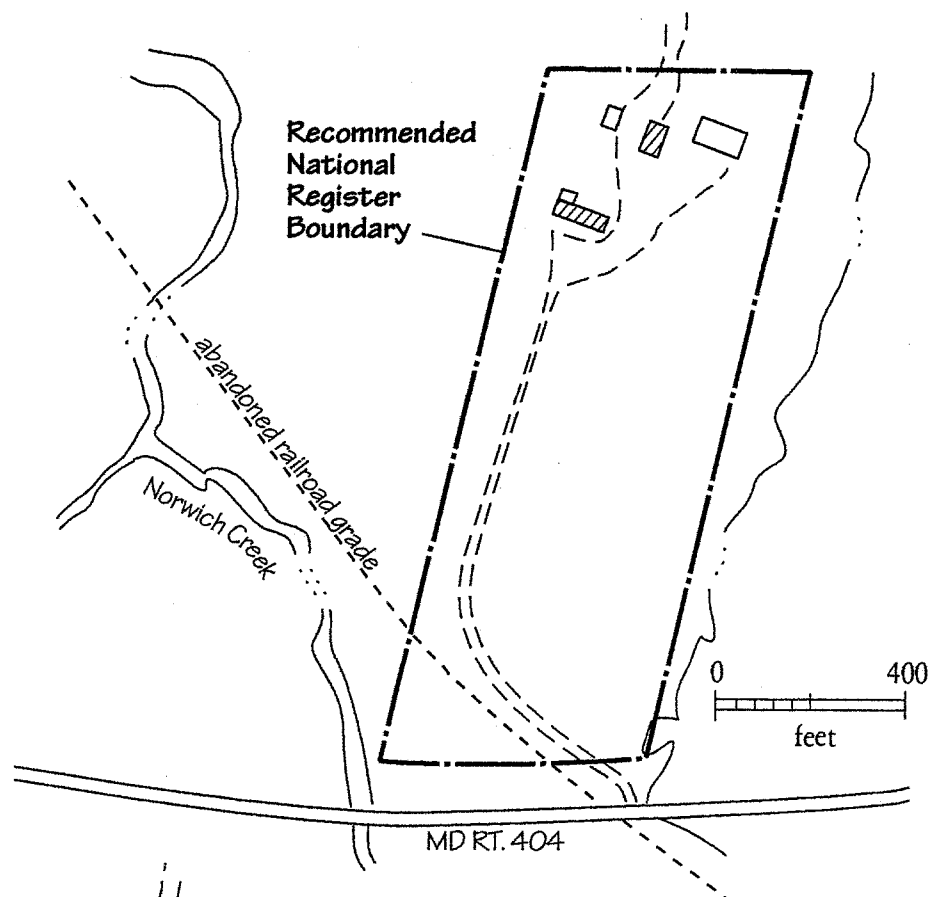
III. HISTORIC PERIOD THEMES:

- X AGRICULTURE
- X ARCHITECTURE, LANDSCAPE, ARCHITECTURE, AND COMMUNITY PLANNING
ECONOMIC (COMMERCIAL AND INDUSTRIAL)
GOVERNMENT/LAW
MILITARY
RELIGION
SOCIAL/EDUCATIONAL/CULTURAL
TRANSPORTATION

IV. RESOURCE TYPE:

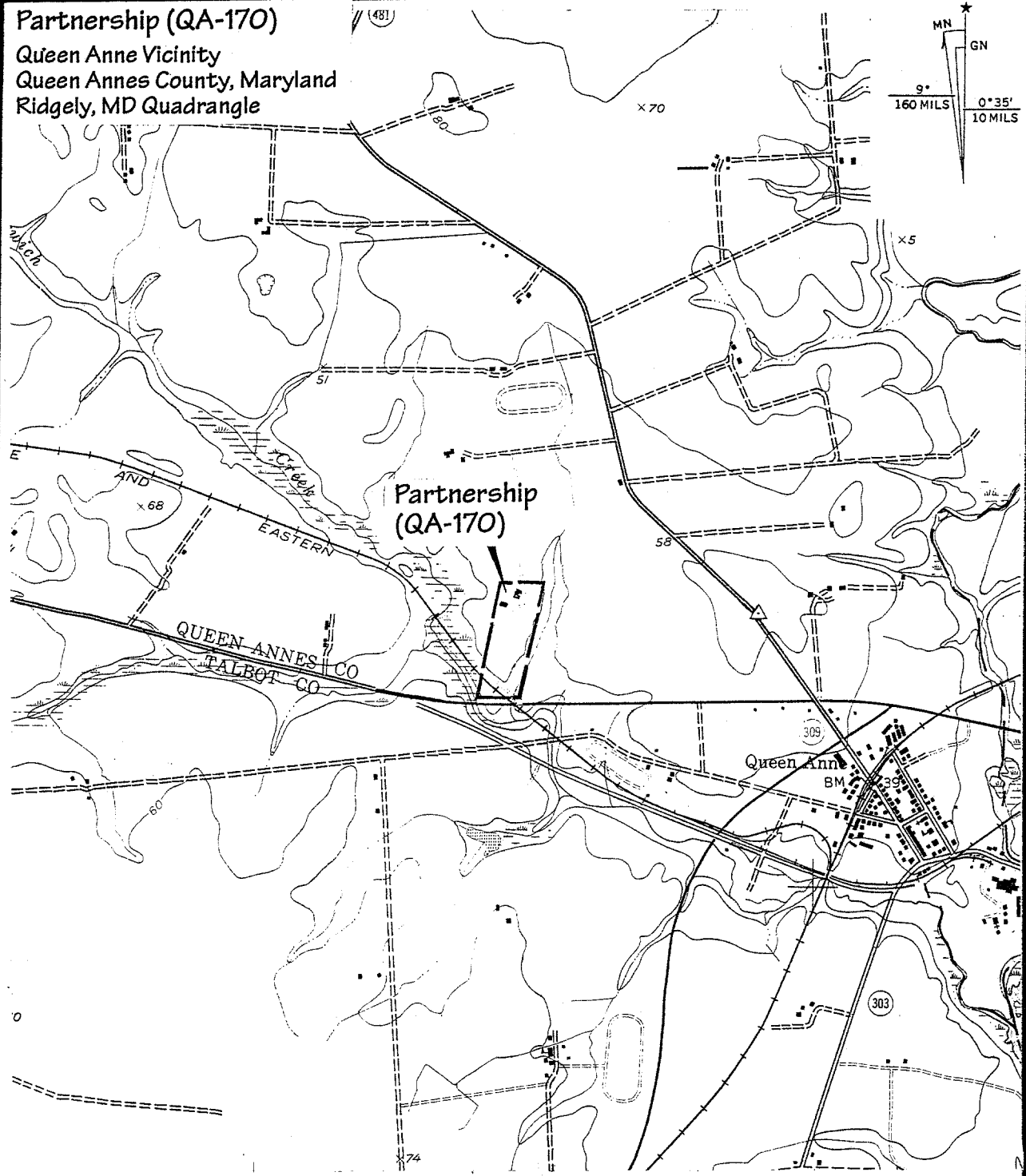
CATEGORY: farm
HISTORIC ENVIRONMENT: rural
HISTORIC FUNCTION(S) AND USE(S): farm
KNOWN DESIGN SOURCE: none

Partnership (QA-170)
 Queen Anne Vicinity
 Queen Annes County, Maryland
 Resource Sketch Map

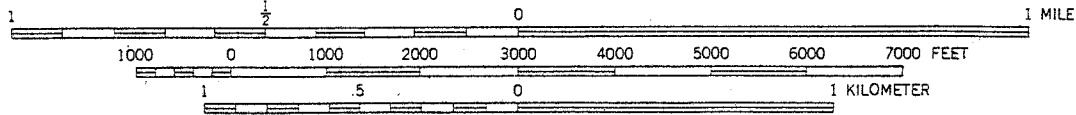


Partnership (QA-170)

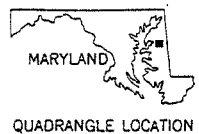
Queen Anne Vicinity
Queen Annes County, Maryland
Ridgely, MD Quadrangle



SCALE 1:24 000



CONTOUR INTERVAL 20 FEET





QA-170

Partnership

Queen Annes County, Maryland

Rita Sutfness

June 2001

MD SHPO

Farmhouse, facade, facing north.

1 of 4



QA- 170

Partnership

Queen Annes County, Maryland

Wendy Zug-Gilbert

July 2001

MD SHPO

Farmhouse, rear (north) elevation, facing southeast.

2 of 4



QA-170

Partnership

Queen Annes County Maryland

Wendy Zug-Gilbert

July 2001

MD SHPO

Farm house, modern addition to rear elevation, facing
Southwest.

3 of 4



QA-170

Partnership

Queen Annes County, Maryland

Wendy Zug-Gilbert

July 2001

MD SHPO

Barn, northern gambrel end, facing south.

4 of 4

QA-170
Partnership
Queen Anne vicinity
Private

circa 1800

In plan, form, and interior decoration, Partnership closely resembles the story-and-a-half brick houses that were highly favored in the latter half of the 18th century. Documentary research suggests, however, that it was constructed in the early 19th century and drew heavily on traditional methods and ideas in design and detail. The interior woodwork is the most significant feature of the building, and includes parlor mantels with crossetted board surrounds and molded shelves with a cushion frieze, a paneled stair, and virtually all of the original architrave trim.

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Partnership

AND/OR COMMON

Sylvester Farm**2 LOCATION**

STREET & NUMBER

North side of Maryland Route 404

CITY, TOWN

Queen AnneXX VICINITY OF

CONGRESSIONAL DISTRICT

First

STATE

Maryland

COUNTY

Queen Anne's**3 CLASSIFICATION**

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Sylvester Farms, Inc.

Telephone #:

STREET & NUMBER

CITY, TOWN

Queen Anne☐ VICINITY OF

STATE, zip code

Maryland 21657**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Queen Anne's County Courthouse

Liber #:

Folio #:

STREET & NUMBER

Courthouse Square

CITY, TOWN

Centreville

STATE

Maryland 21617**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

QA-170

| CONDITION | | CHECK ONE | CHECK ONE |
|---|---------------------------------------|---|---|
| <input checked="" type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED |
| <input type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED | | DATE _____ |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Partnership is located on the north side of Maryland Route 404 approximately one-half mile west of the junction with Maryland Route 309, near Queen Anne. The main house is sited on a low knoll surrounded by open agricultural land along the east bank of Norwich Creek. Several modern farm buildings lie to the northeast of the house, but no early outbuildings have survived.

The main house is of brick construction, one-and-one-half stories high, three bays wide, and one room deep. Flush brick chimneys are centered at each end of a pitched gable roof, and three pitched-roof dormers are symmetrically placed on each facade. Flanking story-and-a-half wings have been added at each gable end in recent years, replacing an earlier frame wing which was moved to a nearby site and now serves as a separate house (see QA-368). The new wings are also brick, but are only two bays wide and are lower than the main house. Modern entrance porches have also been added on both facades.

The brickwork of the main house is laid in Flemish bond on the front facade and common bond

CONTINUE ON SEPARATE SHEET IF NECESSARY

CONTINUATION SHEET

7.1 DESCRIPTION

on the rear and gable walls, with a plain water table and a common bond foundation on all four walls.

The house faces south, toward Route 404, with a central door flanked by large, twelve-over-eight windows. There is a five-light transom above the door, and six-over-six sash in the dormer windows. Small cellar windows located directly below each first floor window have been bricked up. The first floor openings have splayed brick jack arches, and the windows retain early if not original solid paneled shutters. The eaves are finished with a box cornice with a complex crown mold and bed mold. The roof is wood shingle.

Both gable walls are almost entirely covered by the modern wings. The rakeboards remain exposed, but these are 20th century replacements. The rear or north facade is similar to the front facade, but there is no transom above the door, and the cellar windows remain in use. A bulkhead entrance to the cellar is located in the north corner of the west gable, and has been incorporated into the west addition.

The interior is laid out in a center hall plan, with a single parlour on each side of the central

CONTINUATION SHEET

7.2 DESCRIPTION

stair hall. The stair rises along the west wall to a landing on the north wall, then turns and ascends to the second floor. It has an open string carriage, square newels and ballusters, and a ramped railing. The carriage piece is molded and has simple scrolled brackets applied to the stair ends. An original paneled door below the landing leads to an original closet under the stairs. The area below the carriage as well as the soffit below the upper flight of the stair are handsomely paneled. The front and rear doors are both original, with six raised panels on the exterior face, and vertical beaded boards on the inner face.

The west parlour has a fireplace centered on the gable wall, with a door to the left leading to the modern kitchen wing. The mantel is original, consisting of a beaded board surround with a complex molding, surmounted by a cushion frieze and a shelf supported by a heavy complex molding. Beaded baseboard and a two-part chairrail encircle the room.

The east parlour is quite similar, with a door to the wing in the alcove to the right of the chimney. The mantel in this room is virtually identical to that in the west room except that the molded surround is

CONTINUATION SHEET

7.3 DESCRIPTION

crossetted. The baseboard is beaded, but there is no chairrail.

The second floor plan is similar to the first floor, but the south end of the stair hall is partitioned to form a small, unheated chamber. The east and west chamber are heated by small fireplaces, and an early mantel has survived in the east room. This is a molded board surround with a molded shelf supported by a pair of plain blocks. The shelf has a Greek ovolo profile and probably dates to the early 19th century. Otherwise the second floor is relatively plain, with simple door surrounds typical of the late 18th and early 19th century, and beaded edgeboards on either side of the dormer recesses. There is no access to the area above the collar beams or behind the knee walls.

The cellar has been renovated and now provides added living and storage space. The original floor framing for the first floor was heavily damaged by powder post beetles and had to be completely replaced when the house was restored in 1949. An arched base remains below the east chimney, and a fireplace in the west chimney has been rebuilt and made functional.

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|--|---|---|--|
| PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Architecturally, Partnership is an exceptionally interesting house. In form, plan, and decoration, it closely resembles the story-and-a-half brick houses that were highly favored in the 18th century. On closer examination, however, it seems more probable that the house was built in the early 19th century, and drew heavily on traditional methods and ideas in design and detail. This assumption is reinforced by an examination of the 1798 Federal Direct Tax. A brick house of the proper height and dimensions cannot be found on Partnership, and in fact there are only two brick houses in Tuckahoe Hundred. This may help to explain the conservative taste of the builder, as this must certainly have been one of the finest houses in Tuckahoe Hundred at the time it was built.

The interior woodwork is certainly the most

CONTINUE ON SEPARATE SHEET IF NECESSARY

CONTINUATION SHEET

8.1 STATEMENT OF SIGNIFICANCE

significant feature of this building. The mantels are exceptional, and are characterized by features not ordinarily expected in a 19th century context. Both the cushion frieze and the crosetted surround are generally associated with the middle and late 18th century. The paneled stair, original trim, and the exterior doors are also notable, as are the paneled exterior shutters.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

ORGANIZATION

DATE

STREET & NUMBER

TELEPHONE

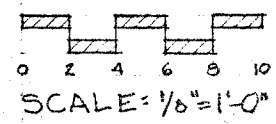
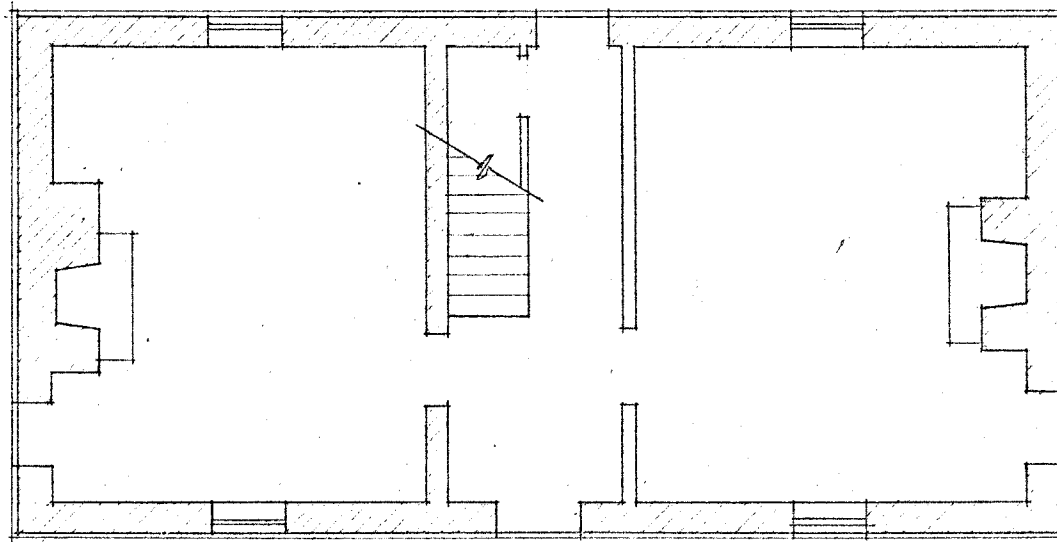
CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

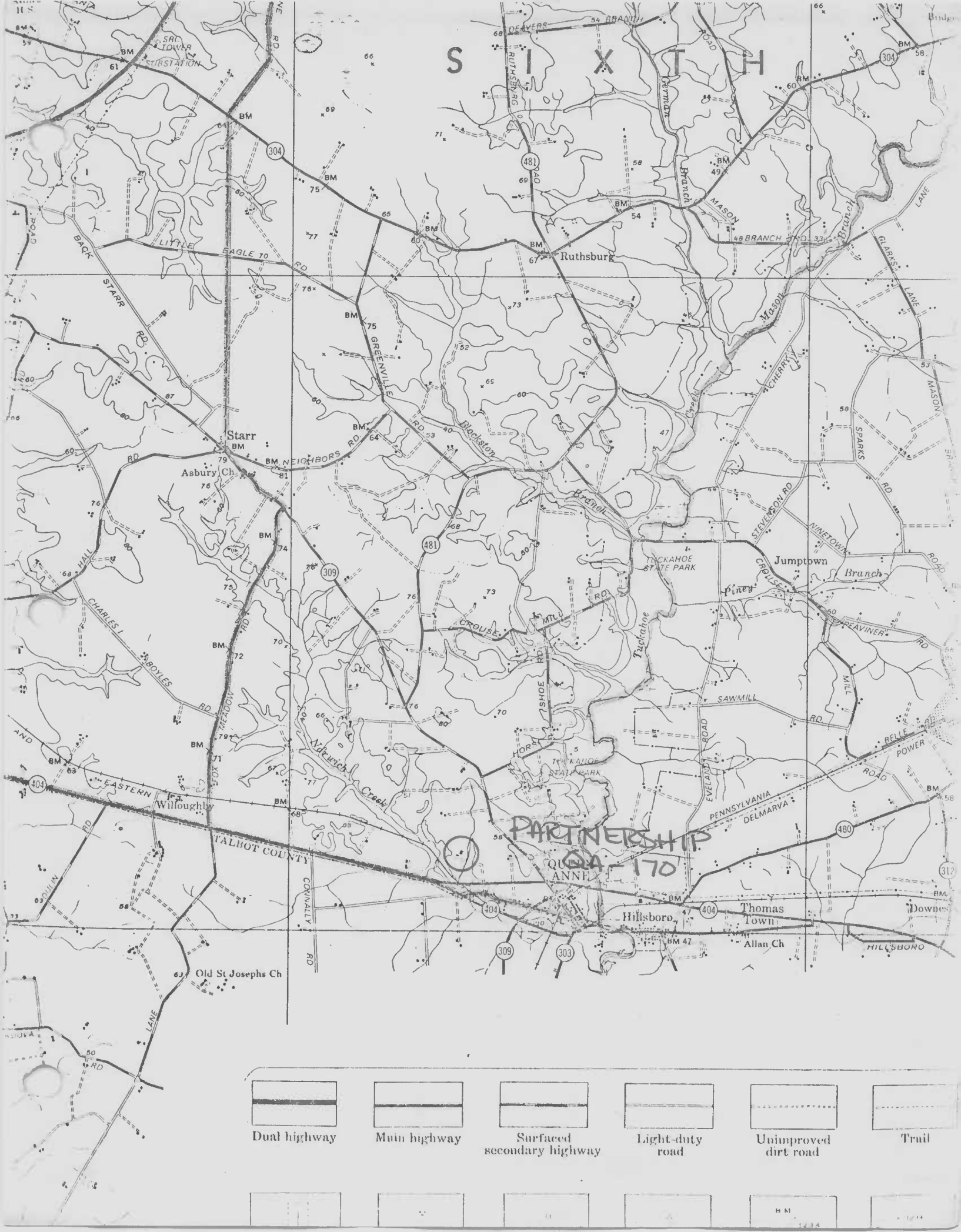


ORLANDO RIDOUT, V

QA-170

PARTNERSHIP,
QUEEN ANNE, MARYLAND

AUGUST 28, 1978.



QA-170
Partnership

Mary McCarthy
Spring/Summer 2003
Digital color photo on file at MHT





QA-170

Partnership

South facade

ORV 3/1980

Neg on file @ MHT



Partnership

QA-170

North facade

ORV 3/1980

Neg on file @ MHT



QA-170 Partnerships
Queen Anne vic.
Orlando Submit v
Feb 1980



QA-170 Partnership

Queen Anne vic

Orlando Ridmt v

Feb 1980